

# EXHIBIT 5

**Bernard L. Madoff Lease Summary 885 Third Avenue**

	<u>Sq. feet</u>	<u>Annual rent p/sq. ft.</u>	<u>Estimated Operating cost p/sq. ft.</u>	<u># Months</u>	<u>Total Cost</u>	<u>Comments</u>
<b>Original Lease 10/31/86</b>						
<u>10/31/86 - 1/31/92</u>						
18th floor	17,717	\$31.00				9 months rent abatement
<b>17th floor Amendment 1/23/90</b>						
<u>02/14/90 - 1/31/92</u>						
18th floor	17,717	\$31.00				
17th floor	3,189	\$30.00				17th floor 1st expansion
<u>2/1/92 - 4/30/92</u>						
18th floor	17,717	\$31.00				
17th floor	3,189	\$27.00				
<b>17th floor Amendment 1/1/92</b>						
<u>5/1/92 - 1/14/97</u>						
18th floor	17,717	\$31.00				
17th floor South	7,185	\$27.00				127 days rent abatement, 2nd expansion
<b>LL2 Sublet, First Interstate Bank 10/2/94</b>						
<u>10/2/94 - 2/28/96</u>						
LL2 Sublet	1,888	\$15.00				This space was vacated at the end of the sub-let term
<b>19th floor and LL2 Amendment 10/28/96</b>						
<u>4/1/96 - 1/14/97</u>						
18th floor	17,717	\$27.00				
17th floor South	7,185	\$27.00				
LL2	2,382	\$7.00				LL2 (Operating cost is discounted \$2)
<u>1/15/97 - 11/14/97</u>						
18th floor	14,919	\$0	\$19.24	10	\$239,201	10 month rent abatement 19th Floor
18th floor	17,717	\$27.00	\$19.24	10	\$682,695	
17th floor South	7,185	\$27.00	\$19.24	10	\$276,862	
LL2	2,382	\$7.00	\$17.24	10	\$48,116	
					\$1,246,875	
<u>11/15/97 - 1/14/98</u>						
19th floor	14,919	\$20	\$19.24	2	\$97,570	Rent abatement ends for 19th floor
18th floor	17,717	\$27.00	\$19.24	2	\$136,539	
17th floor South	7,185	\$27.00	\$19.24	2	\$55,372	
LL2	2,382	\$7.00	\$17.24	2	\$9,623	
					\$299,105	
<b>Total:</b>					<b>\$1,545,980</b>	
<u>1/15/98 - 4/30/98</u>						
19th floor	14,919	\$20.75	\$19.24	3 1/2	\$174,011	
18th floor	17,717	\$27.00	\$19.24	3 1/2	\$238,943	
17th floor South	7,185	\$27.00	\$19.24	3 1/2	\$96,902	
LL2	2,382	\$7.00	\$17.24	3 1/2	\$16,841	
					\$526,697	
<b>17th floor North Amendment 8/5/97</b>						
<u>5/1/98 - 1/14/99</u>						
19th floor	14,919	\$20.75	\$19.24	8 1/2	\$422,599	
18th floor	17,717	\$27.00	\$19.24	8 1/2	\$580,291	
17th floor South	7,185	\$27.00	\$19.24	8 1/2	\$235,333	
17th floor North	2,704	\$0.00	\$19.24	8 1/2	\$36,851	10 month rent abatement 17th North
LL2	2,382	\$7.00	\$17.24	8 1/2	\$40,899	
					\$1,315,973	
<b>Total:</b>					<b>\$1,842,670</b>	
<u>1/15/99 - 2/28/99</u>						
19th floor	14,919	\$21.50	\$19.24	1 1/2	\$75,975	
18th floor	17,717	\$27.00	\$19.24	1 1/2	\$102,404	
17th floor South	7,185	\$27.00	\$19.24	1 1/2	\$41,529	
17th floor North	2,704	\$0.00	\$19.24	1 1/2	\$6,503	